



Town of Arlington, Massachusetts
730 Massachusetts Ave., Arlington, MA 02476
Phone: 781-316-3000

webmaster@town.arlington.ma.us

Redevelopment Board Minutes 02/22/2010

Minutes of Monday, February 22, 2010
Approved March 8, 2010

Second Floor Conference Room, Town Hall

Members Present:
Bruce Fitzsimmons
Chris Loreti, Chairman
Roland Chaput
Ed Tsoi
Andy West

Also Present: Carol Kowalski, Director of Planning & Community Development, David Berry, Assistant Planning Director, and several members of the public.

ARB Chairman Mr. Loreti, called the meeting to order at 7:10pm.

Regarding the Symmes development, Ms. Kowalski reported on the status of JPI's efforts to bring developer Timber Ridge to Arlington to meet with Redevelopment Board members and Town officials. The Board urged that Ms. Kowalski have JPI refer to the Land Disposition Agreement to detail the information that must be provided for the Town to evaluate Timber's finances and development proposal. The Board asked Ms. Kowalski to have the parties, including James Duncan from JPI, plan on attending the March 8 Board meeting regardless of whether there was a preliminary introductory meeting with the Town Manager, a member of the Board, and others. If a preliminary meeting was scheduled Mr. Fitzsimmons would attend, and Mr. Loreti would attend if Mr. Fitzsimmons were not available.

Ms. Kowalski reported briefly to the Board on a meeting that she and Mr. Loreti attended with developers who were potentially interested in the Symmes site for senior housing and assisted living. Mr. Fitzsimmons reported that he had communicated with a developer who had earlier expressed interest in the Symmes site to Mr. Fitzsimmons. Ms. Kowalski would forward to the Board an electronic message he sent to the developer. Mr. Fitzsimmons said he would keep the Board informed.

The Board next turned to the request by Housing Corporation of Arlington (HCA) for additional space in the ground floor of the Central School Building. Mr. Berry presented floor plans and details on parts of the building used by HCA and other tenants. The Board discussed the expenses for a recent build-out of space to relocate the Finance Committee office. They also discussed the Mystic River Watershed Association's use of space in the building.

Mr. Fitzsimmons reported that he had accepted an invitation to view the HCA space, and presented to the Board an alternative scenario in which HCA would pay to build-out the additional space at its own expense, with a lower rent in the first year, and increasing each year until the third year, at which time the rent would be more like a market rate for the entire space, including operating expenses.

Mr. Fitzsimmons moved that the Chair sign a letter to Housing Corporation of Arlington offering to extend the lease for three years consistent with the alternative he had presented. Mr. Chaput seconded. All voted in favor 5-0-0.

Mr. Fitzsimmons also moved that the Chair be authorized to sign a letter to enter into lease negotiations with Housing Corporation of Arlington as outlined in the alternative he presented to the Board. Mr. Chaput seconded. All voted in favor 5-0-0.

The Board then reviewed the draft language for the proposed zoning bylaw amendments in anticipation of the March 8 hearing. Ms. Kowalski would prepare the draft language by the end of that week and review with the Chair. The language would then be posted to the Town's website.

The Board then finalized the slide presentation and handouts for the Commercial Development joint meeting with the Board of Selectmen scheduled for the following evening.

Turning to the matter of the updating the Redevelopment Board's webpage, Mr. Fitzsimmons recommended that a description of the Redevelopment Board and its responsibilities and an update on Symmes be put on the website. The Chair asked that Ms. Kowalski would present to the Board her additional thoughts on updating the page to a future meeting.

The Chair then recognized Thomas Davison, 22 Churchill Avenue, who expressed concern about the removal of fuel storage tanks at 821 Massachusetts Avenue, the site of the future CVS store. The Board discussed with Mr. Davison the state's 21E hazardous materials clean-up regulations administered through the Massachusetts Department of Environmental Protection (DEP). Mr. Davison summarized his communications with DEP and Town of Arlington staff. Mr. Davison asked for the Board's assistance in verifying that soil clean-up and testing have been done. Ms. Kowalski offered to contact Lt. Shaw to learn what material had been released by the most recent tank removal, and whether it reached the reporting and clean-up regulatory threshold required under 21E.

The Board then reviewed the work tracking report. Ms. Kowalski will seek more information for the Board on the nature of the landscaping changes proposed by Mass. Department of Transportation for the Alewife Brook Greenway. She also would add the proposed 6 Jason Street antenna installation to the list of expected Environmental Design Review applications.

Mr. Chaput moved to approve the February 8 minutes, as amended. Mr. Fitzsimmons seconded. The minutes were approved 5-0-0.

Mr. Chaput moved to adjourn the meeting. Mr. Tsoi seconded. The meeting was adjourned at 10:28pm.

Respectfully submitted,
Carol Kowalski
Secretary ex officio